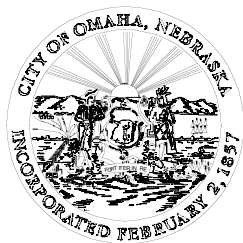

Reconnaissance Survey of North Central Omaha Nebraska Historic Buildings Survey

Prepared for:

City of Omaha and
Nebraska State Historical Society



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The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHBS) in north central Omaha. Mead & Hunt completed the survey and prepared this report between January and May 2008.

The survey area contains approximately 1,480 properties. Generally, the survey area for this project is bounded by 19th Street, Florence Boulevard, and North 24th Street on the east; Ames Avenue on the south; Redick Avenue on the north; and North 30th Street on the west. (see Figure 1. Map of Survey Area shown in Chapter 2).

The survey area generally consists of late nineteenth and early twentieth century residential, commercial, and institutional resources. A majority of the survey area is residential buildings, mostly single-family homes. The architectural styles range from front-gable vernacular forms to bungalows and Craftsman style homes, as well as Colonial Revival residences. Currently, there are no individual properties listed in the National Register of Historic Places (National Register), and no individual properties are designated as Omaha Landmarks at this time.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the Secretary of the Interior's *Standards for Archaeology and Historic Preservation* and *Standards for Identification and Evaluation* and the NeHBS survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. The reconnaissance-level survey identified two individual properties and one historic district as candidates for National Register or Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt's recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: James Krance of the City of Omaha Planning Department; Gary Rosenberg of the Douglas County Historical Society; and Jill Dolberg, Stacy Stupka-Burda, and Bob Puschendorf of the Nebraska State Historic Preservation Office.

Executive Summary	iii
Chapter 1: Historic Overview of Survey Area	
Introduction	1
Early Development of North Central Omaha	1
Residential Growth and the Streetcar	2
The Great Depression and Post World War II Development	3
Chapter 2: Survey Methods and Results	
Introduction	5
Survey Methods	5
Survey Results	7
Chapter 3: Recommendations	
Introduction	13
National Register and Omaha Landmark Recommendations	13
Future Survey and Research Needs	14
Chapter 4: Preservation in Nebraska	
Introduction	17
Nebraska Historic Buildings Survey	17
National Register of Historic Places	18
Certified Local Governments	18
Omaha Certified Local Government	19
Omaha Landmarks Heritage Preservation Commission	19
Federal Project Review	20
Preservation Tax Incentives	20
Valuation Incentive Program	21
Public Outreach and Education	21
Organizational Contacts	22
Appendix A. List of Surveyed Properties	23
Bibliography	25
Glossary of Architectural Styles and Survey Terms	27

Table 1. Numerical Summary of Survey Results	11
Figure 1. Map of Survey Area	12

Chapter 1

Historic Overview of Survey Area

Introduction

The survey area is located approximately three miles north of downtown Omaha. It is bounded generally by Redick Avenue on the north, 30th Street on the west, and Ames Avenue on the south. The east portion of the survey area is bounded by North 24th Street from Redick Avenue to the Storz Expressway, and by Florence Boulevard and North 19th Street south of the Storz Expressway. See Chapter 2 for a map showing the survey area boundaries.

This narrative provides a brief overview of the historic development of the survey area and important themes associated with its commercial, educational, religious, and residential development. The bibliography following Chapter 4 includes a list of sources for further reading on the history of Omaha and the important themes identified within the survey area. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of field survey, see Chapter 2).

Early Development of North Central Omaha

The City of Omaha was incorporated in 1857. Omaha's location along the Missouri River established it as a regional trade center and an important stop along western trade routes. Outfitters for those

Nebraska Historic Buildings Survey Site Numbers

Each surveyed property in the Nebraska Historic Buildings Survey (NeHBS) is assigned a site number. Site numbers begin with an abbreviation of the county - DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county - 09 is the two-digit number for the City of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (i.e., DO09:0098-012). When a surveyed property is mentioned, its NeHBS site number follows its reference.

heading west received merchandise by steamboat and supplied goods to settlers, miners, and traders. Active promotion by early residents and businessmen resulted in the City serving as the territorial capital for thirteen years. The capital was moved to Lincoln when Nebraska gained statehood in 1867.

In the 1860s Omaha emerged as a transcontinental communication and transportation center. The Western Union Telegraph Company strung telegraph wires from Omaha west, eventually linking the Pacific and Atlantic coasts, and the Omaha-based

Chapter 1. Historic Overview of Survey Area

Union Pacific Railroad joined with the Central Pacific Railroad to create the first transcontinental rail line. Its key position along these transcontinental systems identified Omaha as the nation's "Gate City" to California and the West.

Omaha prospered and its population quadrupled from 4,000 in 1860 to over 16,000 in 1870 to make Omaha Nebraska's largest city.¹ However, the Panic of 1893 and subsequent depression weakened economic development and growth throughout the country, including Omaha. In 1895 delegates from the Trans-Mississippi Commercial Congress, a body of leaders concerned with economic development, held a meeting in Omaha and chose the city as the site of the 1898 Trans-Mississippi and International Exposition. The exposition, better known as the World's Fair, was located south of Ames Avenue around Kountz Park (outside the survey area). Over 2.5 million visitors came to Omaha for the event.² The exposition attracted new businesses, which aided economic recovery, and new residents, which led to renewed growth in the city. As Omaha continued to grow, the city expanded further from the central core. The survey area, located north of the central commercial and industrial area, was one such area of continued development. Many of the farms that supported the adjacent Fort Omaha (located immediately west of the survey area) were replaced by residential development during this period.

Residential Growth and the Streetcar

New modes of transportation in the early twentieth century spurred growth and development in Omaha, including the survey area. A number of streetcar lines serviced the area by the early 1900s, with routes along North 30th Street, North 24th Street, Fort Street, and Ames Avenue. Streetcars enabled residents to live farther away from downtown industrial areas and provided access to public areas like Miller Park for relaxation and enjoyment.³

Street railways were permanently embedded in the streets and the routes rarely changed. This new form of transportation boosted residential growth and the City of Omaha began annexing outlying areas in order to expand even farther. Streetcar lines in Omaha initiated commercial growth along major transportation corridors. Neighborhood-oriented businesses, such as grocery stores, bakeries, and drugstores, clustered at the intersections of streetcar

Omaha Park and Boulevard System

As Omaha grew in the 1880s, concerned citizens feared that the city would suffer without the creation of urban parks. There was no way for the City to raise funds to purchase and develop park land before the first board of park commissioners was established in 1889. Landscape architect H.W.S. Cleveland was commissioned by the Board of Commissioners to design a comprehensive park system for the city. Cleveland's designs were influential in the creation of Omaha's Park and Boulevard System, a connected system of parks, parkways, and boulevards in the city. In 1891 City officials agreed to build a park in the northern portion of the city of Omaha, bounded by North 30th Street to the west, North 24th Street to the east, Redick Avenue to the north, and Kansas Avenue to the south. The 78-acre park was named after George L. Miller, publisher and first president of the Omaha Park Board. By 1910 the park included a pavilion, pond, footpaths, and winding drives and served as a popular destination within the city.

Florence Boulevard, connected to the east side of Miller Park (DO09:0241-001), began taking shape in October of 1892. The first completed stretch of Florence Boulevard extended north from Ames Avenue to the Miller Park area. A portion of the boulevard (DO09:0148-009 and DO09:0150-009) is included in the survey area. The boulevard's orientation is parallel to the bluff along the Missouri River and was laid out to provide panoramic views of the river valley below. Florence Boulevard was immediately popular for recreational carriage rides. In contrast to other major thoroughfares in the city, its roadway was free from streetcar tracks. As a result, residents referred to Florence Boulevard as "the only suitable driveway in the city." Large homes influenced by Period Revival and Craftsman architectural styles lined both sides of the boulevard. A portion of Florence Boulevard near Miller Park became known as the "Prettiest Mile," a testament to Cleveland's vision for Omaha's Parks and Boulevard System.

(Planning Department, City of Omaha, "Omaha's Historic Park and Boulevard System," Omaha, Nebr., City of Omaha, Planning Department, 1992. The Omaha Park and Boulevard System is eligible for the National Register of Historic Places).



Florence Boulevard between Grand Avenue and Larimore Avenue (DO09:0148-009)

Chapter 1. Historic Overview of Survey Area

lines or along the more heavily traveled routes. Within the survey area, Ames Avenue was a major street railway route and several buildings devoted to commercial and service-oriented enterprises were constructed along this corridor.



Miller Park c.1920 (DO09:0241-001), courtesy of DCHS

By 1910 the survey area had several residential additions platted and single-family homes, schools, and churches were scattered throughout the area, including the Lutheran Church of Our Redeemer (DO09:0148-005), located at 4757 North 24th Street and built in 1906. A small concentration of commercial buildings was present near the intersection of the North 24th Street and Ames Avenue streetcar lines and a streetcar barn was located near the intersection of North 22nd Street and Ames Avenue.⁴



Omaha Fire Department Station 21 at 2202 Ames Avenue, no date (DO09:0148-008), courtesy of DHCS

Residential development continued into the 1920s, and new additions were platted immediately south of Miller Park. The area was popular for new residential construction, as many residents considered it to be the “garden spot” of Omaha. Additional schools, churches, and community buildings were erected to support the growing population, including the Bethlehem Baptist Church (DO09:0150-008), located at 2118 Browne Street, and the Saratoga Elementary

School – both were constructed in 1926.⁵ Residences built in the survey area during this period consisted of single-family homes and some multiple-family homes, including the c.1925 duplex at 2105 Browne Street (DO09:0150-004). Multiple-family homes provided an affordable alternative to single-family detached homes and served the immediate needs of the growing community.



Druid Hall located at 2412 Ames Avenue (DO09:0233-003)

The Great Depression and Post-World War II Development

The stock market crash of 1929 and resulting depression had an effect on housing development in Omaha, including the survey area. New homes and dwellings constructed during the 1930s were much smaller and more modest than homes constructed in previous decades. Most post-World War II residential development in the survey area consisted of infill development. In the mid-1940s, numerous multiple-family dwellings, including a two-story example at 2440 Himebaugh Avenue (DO09:0239-041) and a one-story example at 2428 Himebaugh Avenue (DO09:0239-040), were constructed around central park areas on two blocks between Himebaugh and Laurel Avenues near North 24th Street. Multiple-family residences provided affordable housing immediately following World War II. However, post-war development remained limited in the area and most of the neighborhoods retained their early twentieth century character. Single-family residences built in the postwar period increasingly included attached or integral garages, indicative of the rising prominence of the automobile in American society and in the lives of Omaha residents.

Chapter 1. Historic Overview of Survey Area



Multiple-family homes between Himebaugh Avenue and Laurel Avenue near 24th Street

Construction of the North Omaha Freeway (US 75) significantly changed the neighborhoods within the survey area in the 1970s. Highway construction required the acquisition of right-of-way and the removal of entire blocks of residences. The result was a major traffic corridor that severed neighborhoods and altered neighborhood side streets.⁶ The Storz Expressway, constructed in the 1980s and routed along the abandoned Chicago and North Western Railroad corridor and portions of Grand Avenue, also required the removal of homes along the route and further altered the residential character of the survey area.

New residential development between North 24th and North 30th Streets was limited throughout the 1950s and 1960s. At present, some portions of the survey area that had homes demolished for expressway construction have newer infill development, and North 30th Street and Ames Avenue continue to serve as major commercial corridors that connect the survey area to the Greater Omaha. Portions of North 30th Street and Ames Avenue have modern commercial development and some smaller, local businesses reside in historic structures that complement the surrounding neighborhood.

Notes

¹ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha* (Boulder, Colo.: Pruett Publishing Company, 1982), 31.

² Nebraska State Historical Society, "Trans-Mississippi Exposition Centennial," <http://www.nebraskahistory.org/publish/publicat/timeline/trans_miss_expo_centennial.htm>.

³ G. W. Baist, *Baist's Real Estate Atlas Surveys of Omaha, Neb.* (Philadelphia: G. William Baist, 1910); Linda F. McClelland, Ames, David L., and Pope, Sarah D., "Historic Residential Suburbs in the United States, 1830-1960," National Register Multiple Property Documentation Form, National Park Service, 2002, E:4-5.

⁴ Baist, *Baist's Real Estate Atlas Surveys of Omaha, Neb.* 1910.

⁵ G. W. Baist, *Baist's Real Estate Atlas Surveys of Omaha, Neb.* (Philadelphia: G. William Baist, 1918); Scott Nordhues, "U.S. aid sought for Miller Park," *Sun Newspapers*, 16 November 1978.

⁶ Department of Economic Development. "State's top community development projects honored." <<http://web.archive.org/web/20040503212353/http://pio.neded.org/press/2001/01rel21.htm>>.

Chapter 2

Survey Methods and Results

Introduction

This chapter describes the methods used to conduct the survey and the results of the survey. The city of Omaha retained Mead & Hunt to identify and document historic and architectural properties within the north central Omaha survey area. Architectural historians from Mead & Hunt conducted a reconnaissance-level Nebraska Historic Buildings Survey (NeHBS) during January 2008. The survey builds upon previous survey efforts undertaken by the City of Omaha Certified Local Government (Omaha CLG). For more information on the NeHBS and the Omaha CLG, see Chapter 4.

Survey Methods

Objectives

The purpose of the survey was to identify properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey results in a description of the types of historic properties within the survey area and recommenda-

tions of properties that may qualify for local and/or National Register designation (see Chapter 3).

Survey Methodology

The purpose of a reconnaissance-level NeHBS is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHBS survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

Survey Area

The survey area contains approximately 1,480 properties. Generally, the survey area is bounded by 19th Street, Florence Boulevard, and North 24th Street on the east; Ames Avenue on the south; Redick Avenue on the north; and North 30th Street on the west.

Research

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Nebraska State Historical Society Library/Archives and the Douglas County

Chapter 2. Survey Methods and Results

Historical Society. Additionally, staff of the Nebraska State Historic Preservation Office (NeSHPO), CLG staff, and architectural historians from Mead & Hunt participated in a public meeting in January 2008. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. No properties designated as Omaha Landmarks or listed in the National Register were included in the survey area.

Evaluation

Mead & Hunt conducted the field survey in January 2008. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHBS Manual* (January 9, 2008). Generally, the *NeHBS Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance — following NeHBS guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location — generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity — for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding materials, such as aluminum and vinyl. Properties that display such physical changes were generally

excluded from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Commercial buildings were evaluated individually and as possible contributing properties of a historic district. In accordance with NeHBS guidelines, an altered first-floor storefront on a multi-story commercial building did not eliminate the building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, and appeared to have architectural interest, it was generally included in the survey.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the *NeHBS Manual* and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG. Photographic documentation included two black-and-white photographs and digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, black-and-white photograph contact prints and negatives, digital images, maps, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's productive life.

- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

- Reconstructed buildings when built in a suitable environment.

- Commemorative properties with significant design, age, tradition, or symbolic value.

- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

Survey Results

Illustrated Discussion of Significant Historic Contexts

The survey identified 75 properties that met survey criteria (see Appendix A). Properties are related to seven historic contexts developed by the NeSHPO and listed in the *NeHBS Manual*. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

Chapter 2. Survey Methods and Results

Association

The association context relates to organizations of people, other than religious or governmental, that have a common interest. The survey identified one property under this context, the Druid Hall located at 2412 Ames Avenue (DO09:0233-003).



*Druid Hall located at 2412 Ames Avenue
(DO09:0233-003)*

Diversion

The theme of diversion is related to those activities designed to relax and amuse people and includes recreational and entertainment properties. The survey identified one associated property type, Miller Park located at 6100 North 24th Street (DO09:0241-001).



*Miller Park Pavilion located at 6100 North 24th Street
(DO09:0241-001)*

Education

The education context relates to the processes of teaching and learning. The survey documented public and parochial schools as related property types. Schools were typically multiple-story, brick buildings and often represented elements of Gothic and Neoclassical Revival architectural styles. The survey identified an associated property type located at 2504 Meredith Avenue (DO09:0233-001).



*Saratoga School located at 2504 Meredith Avenue
(DO09:0233-001)*

Government

Government includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, and post offices. Architectural styles and forms vary widely, depending on building function, but often tend toward formal and Neoclassical styles in earlier periods and modern or functional styles in more recent periods. An example of a government building documented during the survey is the former fire station located at 2202 Ames Avenue (DO09:0148-008).



*Former fire station located at 2202 Ames Avenue
(DO09:0148-008)*

Religion

The context for religion relates to the institutionalized belief in, and practice of, faith. Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. An example is the Lutheran Church of the Redeemer located at 4757 North 24th Street (DO09:0148-005).



Lutheran Church of the Redeemer located at 4757 North 24th Street (DO09:0148-005)



Colonial Revival house located at 4811 Florence Boulevard (DO09:0148-002)

Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Single-family dwellings represent the largest pool of buildings evaluated and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). Below is a description of the residential architecture styles documented during the survey.

Period Revival styles were popular between 1900 and 1940 and reflect a variety of characteristics associated with the Period Revival movement. Period Revival styles found in the survey area include Colonial Revival and Dutch Colonial Revival forms. Colonial Revival architecture relies heavily on a simple, classically derived entrance to communicate its architectural heritage. Symmetry of design, side gable roofs with dormers, columns, and shutters are all elements of the style. An example of Colonial Revival architecture found within the survey is the house located at 4811 Florence Boulevard (DO09:0148-002).

Dutch Colonial Revival architecture features a gambrel roofline, a full-width porch supported by classical slender columns, multiple bays, accentuated front door, cornice returns, and multi-pane windows. Often combinations of building materials are used, including clapboards, shingles, brick, and stone. An example of the Dutch Colonial Revival style is located at 5024 Florence Boulevard (DO09:0150-006).



Dutch Colonial Revival house at 5024 Florence Boulevard (DO09:0150-006)

Craftsman and Craftsman-style bungalows were constructed throughout the United States between 1910 and 1940. Craftsman buildings commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. An example of a Craftsman-style house within the survey area is located at 2448 Crown Point Avenue (DO09:0239-021).

As smaller, more modest dwellings with simple horizontal lines, Craftsman-style bungalows have wide projecting roofs, one or two large porches, and plain woodwork. Large chimneys, dormers, and exposed brackets were also common. An example of a Craftsman-style bungalow found within the survey area is the house located at 2416 Laurel Avenue (DO09:0239-038).

Chapter 2. Survey Methods and Results



*Craftsman house at 2448 Crown Point Avenue
(DO09:0239-021)*



*Minimal Traditional house located at North 25th Street
(DO09:0237-003)*



*Craftsman-style bungalow located at 2416 Laurel
Avenue (DO09:0239-038)*



*Minimal Traditional house located at 2707 Crown Point
Avenue (DO09:0239-025)*

Minimal Traditional was one of the earliest of the modern styles to develop in the post-war period. Simplified forms loosely based on the Tudor Revival style, Minimal Traditional homes typically have a side gable form with shallow eaves and an entry vestibule with catslide roof. The steep Tudor pitch is lowered however, and the facade is simplified by omitting traditional detailing. Good examples of Minimal Traditional architecture can be found at 5337 North 25th Street (DO09:0237-003) and 2707 Crown Point Avenue (DO09:0239-025).

Vernacular forms include properties not architect-designed. Local builders commonly borrowed features from high-style architecture that were popular during the early twentieth century, and constructed these buildings using locally available materials. Details may include cornice returns, clipped gables, side bay windows, and dormer windows. The most common vernacular examples are front gable or side gable forms with narrow massing, often only one or two rooms wide, with a symmetrical fenestration pattern and modest architectural detailing. Dwellings commonly exhibit either a front entryway with a porch, or a side entryway with a rear one-story elongated frame addition with a shed roof. An example of the front gable form is the house at 5642 North 28th Street (DO09:0239-030). The duplex at 2428 Himebaugh Avenue (DO09:0239-040) is an example of a side gable dwelling.

Chapter 2. Survey Methods and Results



Front gable house at 5642 North 28th Street
(DO09:0239-030)



Side gable duplex at 2428 Himebaugh Avenue
(DO09:0239-040)

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types may include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation-related properties include the gas station at 6023 North 30th Street (DO09:0239-027).

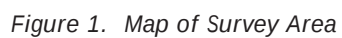


Gas station at 6023 North 30th Street (DO09:0239-027)

Table 1. Numerical Summary of Survey Results

Total number of historic properties within survey area	1,480
Total number of surveyed properties	75
Historic Context	Number of Properties
Association	1
Diversion	1
Education	1
Government	1
Religion	2
Transportation	3
Settlement	66
Total	75

12



Chapter 3

Recommendations

Introduction

One purpose of the reconnaissance-level Nebraska Historic Building Survey (NeHBS) of portions of North Central Omaha is to identify properties that may be eligible for listing in the National Register of Historic Places (National Register) or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in the city's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

Currently there are no individual properties within the survey area listed in the National Register. Also, there are no individual properties designated as Omaha Landmarks. No locally designated or National Register-listed historic districts are located within the survey area.

National Register and Omaha Landmark Recommendations

As a result of this survey, Mead & Hunt recommends two individual properties and one historic district as good candidates for designation as an Omaha Landmark or listing in the National Register. These properties are associated with significant historic

themes within the survey area and retain good integrity. Research efforts are limited during a reconnaissance-level survey. Therefore, properties are identified primarily on their architectural merit, method of construction, and historic integrity on portions of the property visible from the public right-of-way. As such, additional research is needed to determine if properties qualify for designation for their association with historic trends in Omaha or for their architecture or design merit. Some properties, such as religious properties, may also need to meet additional National Register considerations to be eligible for designation. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) and the Omaha Certified Local Government (Omaha CLG) are necessary before pursuing Omaha Landmark or National Register designation.

Properties recommended as candidates for designation as an Omaha Landmark or listing in the National Register are illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2.

Chapter 3. Recommendations

Religion



*Bethlehem Baptist Church at 2118 Browne Street,
DO09:0150-008*



Proposed Duplex Residential Historic District

Government



*Former Fire Station at 2202 Ames Avenue,
DO09:0148-008*



Proposed Duplex Residential Historic District

Future Survey and Research Needs

While conducting the NeHBS fieldwork of North Central Omaha, several topics and resource types were identified that would benefit from further research and intensive survey efforts to help interpret this area of Omaha's history.

Evaluate the Proposed Duplex Residential Historic District for Local Designation

A collection of duplexes located on Laurel Avenue and Himebaugh Avenue, between 27th Street and 24th Street, may qualify for local designation. The one-and two-story duplexes, constructed in the 1940s, have similar design elements and abut centrally located park areas. An intensive evaluation of the area would assist in assessing integrity and determining historic boundaries. This collection of duplexes does not appear to meet the criteria for listing in the National Register as a historic district.

A Proactive Role of Preservation within the Survey Area

The neighborhoods within the survey area have a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks and districts.
- Listing properties in the National Register.

- Promoting walking tours.
- Strengthening local historical societies, preservation-oriented groups, and museums.
- Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.

- Promoting the use of state and federal tax credits available for properties listed in the National Register. See Chapter 4 for additional information.

For more information on tax credits contact the National Park Service (NPS) or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm or the NSHS web site at <http://www.nebraska-history.org/histpres/tax.htm>.

- Establishing local design guidelines. Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the *Secretary of the Interior's Standards for Rehabilitation*, prepared by the NPS.

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).

Chapter 4

Preservation in Nebraska

Introduction

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Administering a federal tax incentives program for the preservation of historic buildings.

In addition to these duties, Nebraska has a state-sponsored financial incentive for preservation called the Valuation Incentive Program, which the NeSHPO administers.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 70,500 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without

Chapter 4. Preservation in Nebraska

permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county, such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, because the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the Survey Coordinator listed below.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register of Historic Places (National Register). The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed in the National Register.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the

National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program. The advantages of achieving CLG status include:
 - A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
 - Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
 - Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
 - CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
 - CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
 - Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park

Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Omaha Certified Local Government

The city of Omaha qualified as a CLG in 1985. The Planning Department's Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS).

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHBS maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

Omaha Landmarks Heritage Preservation Commission

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation

Chapter 4. Preservation in Nebraska

of a commission that has the ability to designate structures and districts of local significance; regulate work done on designated buildings; and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take

place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please call the Preservation Tax Incentives Coordinator listed below.

Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the *assessed valuation* of an historic property is frozen for eight years at the year rehabilitation is begun. The valuation then rises to its market level over a period of four years.

To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25% of the property's base-year assessed value.

- Be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Buildings *must* be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits.

The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.
- Helping stabilize older, historic neighborhoods and commercial areas.
- Encouraging the promotion, recognition, and designation of historic buildings.
- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the NeSHPO at the contact numbers listed below.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they

Chapter 4. Preservation in Nebraska

used together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Organizational Contacts

City of Omaha Planning Department and Omaha CLG

James Krance, Preservation Administrator
Telephone: (402) 444-5770
E-mail: jkrance@ci.omaha.ne.us

Nebraska State Historic Preservation Office

General information
Telephone: (402) 471-4787
E-mail: hpnshs@nebraskahistory.org

Michael J. Smith, Director
Nebraska State Historical Society
State Historic Preservation Officer
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nshs@nebraskahistory.org

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Nebraska Historic Buildings Survey

Jill Dolberg, Survey Coordinator
Telephone: (402) 471-4773
E-mail: jdolberg@nebraskahistory.org

National Register of Historic Places

Stacy Stupka-Burda, National Register Coordinator
Telephone: (402) 471-4770
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Certified Local Governments

John Hitt, Program Assistant
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Preservation Tax Incentives and Valuation Incentive Program (VIP)

Grant Landreth, Project Coordinator
Telephone: (402) 471-4788
E-mail: glandreth@nebraskahistory.org

Federal Agency Review (Section 106 Review)

Stacy Stupka-Burda
Telephone: (402) 471-4770
E-mail: sstupka-burda@nebraskahistory.org

Archaeology

Terry Steinacher, Archaeology Program Associate
Telephone: (308) 665-2918
E-mail: tsteinach@bbc.net

The personnel above, excluding Terry Steinacher, may also be reached by dialing 1-800-833-6747.

State of Nebraska Historic Preservation Board Members

Janet Jeffries-Beauvais – Crete
Ken Bunger, President of NSHS Board of Trustees – Omaha
Paul Demers – Lincoln
Nancy Gillis – Bancroft
George Haecker – Omaha
Nancy Haney – Lyman
Keri Hicks – Chadron
Jim McKee – Lincoln
Pat Phillips – Omaha
Catherine Renschler – Hastings
Marianne Simmons – Fremont
Michael J. Smith, Director – Lincoln

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
2103 and 2105 Browne St.	Duplex	DO09:0150-004	SETTLEMENT SYSTEMS
2107 and 2109 Browne St.	Duplex	DO09:0150-005	SETTLEMENT SYSTEMS
2118 Browne St.	Bethlehem Baptist Church	DO09:0150-008	RELIGION
2202 Ames Ave.	Fire Station	DO09:0148-008	GOVERNMENT
2206 Fowler Ave.	House	DO09:0148-006	SETTLEMENT SYSTEMS
2404 Crown Point Ave.	House	DO09:0239-012	SETTLEMENT SYSTEMS
2407 Kansas Ave.	House	DO09:0239-011	SETTLEMENT SYSTEMS
2408 Crown Point Ave.	House	DO09:0239-013	SETTLEMENT SYSTEMS
2410 Crown Point Ave.	House	DO09:0239-043	SETTLEMENT SYSTEMS
2410 Himebaugh Ave.	Duplex	DO09:0239-039	SETTLEMENT SYSTEMS
2411 Crown Point Ave.	House	DO09:0239-014	SETTLEMENT SYSTEMS
2412 Ames Ave.	Druid Hall	DO09:0233-003	ASSOCIATION
2415 Kansas Ave.	House	DO09:0239-010	SETTLEMENT SYSTEMS
2416 Laurel Ave.	House	DO09:0239-038	SETTLEMENT SYSTEMS
2420 Crown Point Ave.	House	DO09:0239-015	SETTLEMENT SYSTEMS
2420 Templeton St.	House	DO09:0233-002	SETTLEMENT SYSTEMS
2425 Camden Ave.	House	DO09:0235-003	SETTLEMENT SYSTEMS
2426 and 2428 Himebaugh Ave.	Duplex	DO09:0239-040	SETTLEMENT SYSTEMS
2427 Crown Point Ave.	House	DO09:0239-016	SETTLEMENT SYSTEMS
2427 Kansas Ave.	House	DO09:0239-009	SETTLEMENT SYSTEMS
2430 Crown Point Ave.	House	DO09:0239-017	SETTLEMENT SYSTEMS
2431 Kansas Ave.	House	DO09:0239-008	SETTLEMENT SYSTEMS
2435 Crown Point Ave.	House	DO09:0239-019	SETTLEMENT SYSTEMS
2436 Crown Point Ave.	House	DO09:0239-018	SETTLEMENT SYSTEMS
2437 Crown Point Ave.	House	DO09:0239-020	SETTLEMENT SYSTEMS
2438 and 2440 Himebaugh Ave.	Duplex	DO09:0239-041	SETTLEMENT SYSTEMS
2448 Crown Point Ave.	House	DO09:0239-021	SETTLEMENT SYSTEMS
2504 Meredith Ave.	Saratoga School	DO09:0233-001	EDUCATION
2506 Hartman Ave.	House	DO09:0239-029	SETTLEMENT SYSTEMS
2525 Himebaugh Ave.	House	DO09:0239-042	SETTLEMENT SYSTEMS
2563 Kansas Ave.	House	DO09:0239-007	SETTLEMENT SYSTEMS
2567 Fort St.	House	DO09:0235-001	SETTLEMENT SYSTEMS
2579 and 2581 Laurel Ave.	Duplex	DO09:0239-034	SETTLEMENT SYSTEMS
2579 Kansas Ave.	House	DO09:0239-006	SETTLEMENT SYSTEMS
2586 Crown Point Ave.	House	DO09:0239-022	SETTLEMENT SYSTEMS
2593 Kansas Ave.	House	DO09:0239-005	SETTLEMENT SYSTEMS
2594 Laurel Ave.	House	DO09:0239-032	SETTLEMENT SYSTEMS
2619 Browne St.	House	DO09:0235-004	SETTLEMENT SYSTEMS
2706 Crown Point Ave.	House	DO09:0239-024	SETTLEMENT SYSTEMS
2707 Crown Point Ave.	House	DO09:0239-025	SETTLEMENT SYSTEMS
2721 Crown Point Ave.	House	DO09:0239-026	SETTLEMENT SYSTEMS
2739 Fort St.	House	DO09:0235-002	SETTLEMENT SYSTEMS
2853 Kansas Ave.	House	DO09:0239-002	SETTLEMENT SYSTEMS
2881 Kansas Ave.	House	DO09:0239-001	SETTLEMENT SYSTEMS
2904 Meredith Ave.	House	DO09:0233-004	SETTLEMENT SYSTEMS
4525 N. 21 St.	House	DO09:0148-007	SETTLEMENT SYSTEMS
4715 Florence Blvd.	House	DO09:0148-004	SETTLEMENT SYSTEMS
4757 N. 24 St.	Church	DO09:0148-005	RELIGION
4802 Florence Blvd.	House	DO09:0148-011	SETTLEMENT SYSTEMS
4811 Florence Blvd.	House	DO09:0148-002	SETTLEMENT SYSTEMS

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
4815 Florence Blvd.	House	DO09:0148-010	SETTLEMENT SYSTEMS
5002 Florence Blvd.	House	DO09:0150-001	SETTLEMENT SYSTEMS
5005 and 5007 N. 24 St.	Duplex	DO09:0150-002	SETTLEMENT SYSTEMS
5011 N. 22 St.	House	DO09:0150-007	SETTLEMENT SYSTEMS
5020 Florence Blvd.	House	DO09:0150-003	SETTLEMENT SYSTEMS
5024 Florence Blvd.	House	DO09:0150-006	SETTLEMENT SYSTEMS
5337 N. 25 St.	House	DO09:0237-003	SETTLEMENT SYSTEMS
5338 N. 25 St.	House	DO09:0237-004	SETTLEMENT SYSTEMS
5372 N. 29 St.	House	DO09:0237-005	SETTLEMENT SYSTEMS
5416 N. 24 St.	House	DO09:0237-006	SETTLEMENT SYSTEMS
5621 N. 29 St.	House	DO09:0237-002	SETTLEMENT SYSTEMS
5642 N. 28 St.	House	DO09:0239-030	SETTLEMENT SYSTEMS
5805 and 5807 N. 27 St.	Duplex	DO09:0239-028	SETTLEMENT SYSTEMS
5809 and 5811 N. 27 St.	Duplex	DO09:0239-031	SETTLEMENT SYSTEMS
5813 N. 30 St.	House	DO09:0239-003	SETTLEMENT SYSTEMS
5916 N. 24 St.	House	DO09:0239-033	SETTLEMENT SYSTEMS
6005 N. 30 St.	House	DO09:0239-004	SETTLEMENT SYSTEMS
6007 N. 30 St.	Duplex	DO09:0239-023	SETTLEMENT SYSTEMS
6010 N. 25 Ave.	House	DO09:0239-036	SETTLEMENT SYSTEMS
6012 N. 25 Ave.	House	DO09:0239-037	SETTLEMENT SYSTEMS
6014 N. 27 St.	House	DO09:0239-035	SETTLEMENT SYSTEMS
6023 N. 30 St.	Gas Station	DO09:0239-027	TRANSPORTATION
6100 N. 24 St.	Miller Park	DO09:0241-001	DIVERSION
Florence Bd.	Florence Bd.	DO09:0150-009	TRANSPORTATION
Florence Bd.	Florence Bd.	DO09:0148-009	TRANSPORTATION

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Glossary of Architectural Styles and Survey Terms

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Column. A circular or square vertical support member.

Glossary

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



Example of Commercial Vernacular Style

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.



Example of Cross Gable building form



Example of Dormer

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.



Example of Gabled Ell building form

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.



Example of Front Gable building form

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. (See Chapter 3, Research Design.)

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Glossary

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.



Example of One Story Cube building form

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.



Example of Side Gable building form

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).